

079.0

Map

0002

Block

0006.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 591,700 /

USE VALUE: 591,700 /

ASSESSed: 591,700 /

Total Card /

Total Parcel

591,700

591,700

591,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
284		SUMMER ST, ARLINGTON

OWNERSHIP

Owner 1:	BRAMBILA JOSE J & MARGARITA
Owner 2:	
Owner 3:	
Street 1:	284 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	YEUNG SZE KUEN -
Owner 2:	-
Street 1:	284 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Vinyl Exterior and 1453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.79	5			Med. Tr	-10					400,678						400,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	191,000		400,700	591,700
Total Card	0.165	191,000		400,700	591,700
Total Parcel	0.165	191,000		400,700	591,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.17	/Parcel:	407.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,100	0	7,200.	400,700	591,800	591,800	Year End Roll	12/18/2019
2019	101	FV	176,100	0	7,200.	406,400	582,500	582,500	Year End Roll	1/3/2019
2018	101	FV	176,100	0	7,200.	303,400	479,500	479,500	Year End Roll	12/20/2017
2017	101	FV	176,100	0	7,200.	274,800	450,900	450,900	Year End Roll	1/3/2017
2016	101	FV	162,100	0	7,200.	263,300	425,400	425,400	Year End	1/4/2016
2015	101	FV	164,600	0	7,200.	223,200	387,800	387,800	Year End Roll	12/11/2014
2014	101	FV	164,600	0	7,200.	211,800	376,400	376,400	Year End Roll	12/16/2013
2013	101	FV	164,600	0	7,200.	201,500	366,100	366,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YEUNG SZE KUEN,	72396-576	1	3/29/2019		620,000	No	No		
BUONOPANE RACHE	67753-282		8/4/2016		529,000	No	No		
GALLAGHER PAUL	51407-212		7/3/2008		355,000	No	No		
GALLAGHER PAUL	51407-207		7/3/2008	Family	1	No	No		
GALLAGHER RICHA	30375-557		7/11/1999	Convenience	1	No	No		
HURLEY RICHARD	24843-457		9/8/1994		172,500	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YEUNG SZE KUEN,	72396-576	1	3/29/2019		620,000	No	No		
BUONOPANE RACHE	67753-282		8/4/2016		529,000	No	No		
GALLAGHER PAUL	51407-212		7/3/2008		355,000	No	No		
GALLAGHER PAUL	51407-207		7/3/2008	Family	1	No	No		
GALLAGHER RICHA	30375-557		7/11/1999	Convenience	1	No	No		
HURLEY RICHARD	24843-457		9/8/1994		172,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	SQ Returned	JO	Jenny O
9/17/2018	MEAS&NOTICE	PH	Patrick H
12/24/2008	Meas/Inspect	294	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
7/28/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

